



Livable Streets Update (FIVE IN FIVE)



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FUNDING RESOLUTIONS APPROVED FOR PROPOSED CONVENTION CENTER, OTHER DOWNTOWN CAPITAL IMPROVEMENTS

The Raleigh City Council, Feb. 3, gave final approval to the master installment financing agreement for financing proposed downtown capital improvements, including a new convention center that was first introduced in December.

The City Council also approved the first supplemental agreement which authorizes issuance of variable rate 2004A Certificates of Participation not to exceed \$55,000,000 to pay costs of engineering, design, site acquisition and preparation and other preliminary costs associated with the construction of a new convention center. The Council also authorized the City entering into a swap agreement if it is determined necessary to assure the lowest possible interest rate on both the variable rate certificates and the final certificate issue anticipated late this year.

The certificates of participation will be issued through the use of the Walnut Creek Assistance Corporation. North Carolina law requires the use of this kind of non-profit organization when certificates of participation are used to finance public facilities. The corporation has previously participated in financing other City projects where certificates of participation have been used. The corporation is empowered to make all the necessary arrangements for financing of the construction of the convention center which includes the planning, property acquisition, financing, construction. Under an installment purchase agreement the City leases the constructed facility from the corporation and makes installment payments to pay the debt service. The board of directors is appointed by the City Council and serves a renewable three year term.

The master installment financing agreement would allow the City to use a pool of collateral as a lien on new projects.
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THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new Downtown Convention Center and Convention Center Hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to South.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

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The City's funding capacity for the proposed convention center and other specifically identified downtown capital improvements is limited to an amount not to exceed \$400 million, under the resolution approved by council members.

Also on Tuesday, the Local Government Commission approved the issuance of the Series 2004A Certificates of Participation. Pricing of these certificates is scheduled for Feb. 17.

THREE SCHEMES PROPOSED FOR CONVENTION CENTER; PUBLIC MEETING IS FEB. 12 AT 6 P.M.

The public will have another opportunity to view a presentation of the three schemes being considered for the new convention center and to offer public comment at 6 p.m., Feb. 12 at the Raleigh Convention and Conference Center.

Representatives of O'Brien Atkins, the project's architects presented the three schemes at a public hearing held as part of the City Council's meeting.

Both schemes A and B have underground exhibit space. A's exhibit hall goes below McDowell Street. B's exhibit hall goes under scheme B. The architects noted that these schemes are similar to the center in Washington, D.C. None of scheme C is below grade. Similar convention centers are located in Philadelphia, Long Beach, Calif., and Milwaukee.

Five citizens offered their comments to the City Council members following the presentation.

Following the Feb. 12 presentation, the architects will present projected budgets for the three schemes and their recommendation at a joint meeting of the Raleigh City Council and the Wake County Board of Commissioners.

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues.

Make Downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in Downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business Downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a Downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

Presentation Broadcast

The architects' presentation of the three proposed schemes for the new convention center is being broadcast on cable channel 11 at the following times:

Saturday, Feb. 7	10:30 a.m. and 9:30 p.m.
Monday, Feb. 9	8:30 p.m.
Tuesday, Feb. 10	6 p.m.
Wednesday, Feb. 11	7 p.m.
Thursday, Feb. 12	1 p.m.; 9:30 p.m.
Friday, Feb. 13	1 p.m.; 9 p.m.
Saturday, Feb. 14	6 p.m.
Monday, Feb. 16	8:30 p.m.
Tuesday, Feb. 17	10:30 a.m.

Joint Meeting Planned

A joint meeting of the Raleigh City Council and the Wake County Commissioners to consider design of the convention center will be held 6 p.m., Feb. 24 in the Raleigh Convention and Conference Center.

LAND ACQUISITIONS FOR CONVENTION CENTER APPROVED

The Raleigh City Council on Feb. 3 approved acquiring two parcels of land for the new downtown convention center.

Authorized to be acquired were an approximately 0.178-acre parcel at 114 W. Lenoir St. for \$275,000 from Lenoir Street Partnership LLC, and an approximately 0.60-acre parcel at 528 S. Salisbury St. for \$850,000 from The Annie Penland Living Trust.

Council members also authorized the City to begin proceedings to acquire a 1.98-acre tract at 205 W. Cabarrus Street for the convention center site.

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of Downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all Downtown resources to promote events and attractions. Maximize the capitol status.
- Create a Downtown Development Corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to Tax Increment Financing.



Livable Streets

PARTNERSHIP TO DEVELOP 10 YEAR PLAN TO END HOMELESSNESS - FIRST FORUM TO BE HELD FEB. 19

The City of Raleigh in partnership with Wake County and Continuum of Care will hold a series of forums to develop a 10-year plan to end homelessness in Raleigh.

Forums will be held through the winter and spring to receive public input with the goal of developing a 10-year action plan this fall. The first session will be held 4:30 p.m., Thursday, Feb. 19 in the Cate Student Center at Meredith College. The forum will held in conjunction with the "Raise Your Voice" national teleconference, hosted locally by Meredith College, which encourages civic engagement of students.

The aim of the first session entitled, "An Education of Diversity", is to break down the stereotypes and learn who is homeless and why and what is needed. Future forums will seek to identify the reasons, roles and responsibilities and the structures of homelessness. Topics will include hospital and prison release issues, families, service provision, transportation, employment, job training and housing.

The City's Livable Streets plan identified addressing way to sensitively provide services and opportunities for the homeless and working poor. The plan also identified affordable housing as a need for areas in and around downtown. The development of the 10-year plan is in support of an effort for development of plans spearheaded by the National Alliance to End Homelessness and endorsed by the National Conference of Mayors, the National Association of County Commissioners and National League of Cities.

Future forums and topics are scheduled for:

- **A Family of Homelessness** - March 18, About the People
- **Reasons, Roles and Responsibilities** - April 15, About the Problems
- **The Structures of Homelessness** - May 20, About the Programs
- **Standing with the Homeless** - Sept. 16, Public Comment - The Draft Plan
- **Ending Homelessness** - Oct. 21, A presentation of the Ten Year Action Plan

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COUNCIL TO CONSIDER TWO TEAMS VYING FOR CONVENTION CENTER CONSTRUCTION MANAGER NOD

The Raleigh City Council will meet at 5 p.m., Monday, Feb. 9 to weigh the strengths of two teams that have submitted proposals to the City for consideration to serve as the construction manager at risk for the new convention center.

The two concerns are Clancy & Theys Construction/M.A. Mortenson Company and Skanska USA Building, Inc./Barnhill Contracting Company. The City staff recommended Skanska USA Building, Inc./Barnhill Contracting Company to the City Council at its Feb. 3 meeting. But the Council members agreed that they wanted to evaluate the two teams.

In November, the City Council approved the construction manager at risk method for construction of the new convention center. North Carolina general statutes provide the general framework for the construction manager at risk process that includes planning, managing design and construction, cost analysis, scheduling, quality control and guaranteeing the construction cost.

The meeting will be held in the council chamber of the Avery C. Upchurch Government Complex, 222 W. Hargett St.

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Web links
City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

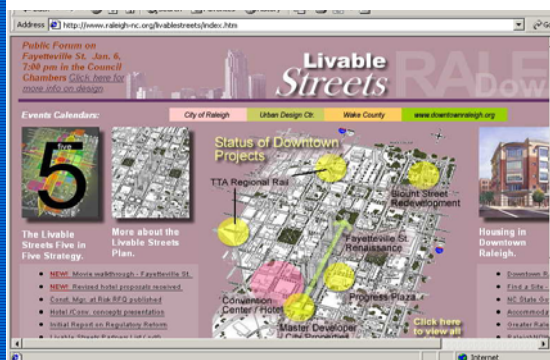
Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce
www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

Meeting	Date/Time	Purpose
Raleigh City Council	Feb. 9, 5:00 p.m. City Council Meeting City Council Chamber Avery C. Upchurch Government Complex 222 W. Hargett St.	Consider two teams for Construction Manager at risk
Proposed Convention Center Public Meeting	Feb. 12 6:00 p.m. Raleigh Convention and Conference Center Room A	Representatives of the design team will present three planning concepts The public is invited to make recommendations.
City of Raleigh, Wake County Human Services, Continuum of Care Partnership - End Homelessness Partnership	Feb. 19, 4:30 p.m. Student Center Meredith College	First in a series of forums to develop a 10-year plan to end homelessness.
Joint Meeting of Raleigh City Council and Wake County Board of Commissioners	Feb. 24, 6:00 p.m. Raleigh Convention and Conference Center	To consider design of proposed convention center

UPDATED LIVABLE STREETS WEBSITE NOW ONLINE



Downtown is hot and getting hotter with the plans to open Fayetteville Street Mall to traffic, the Progress Energy project, downtown development plans and the proposed new convention center.

There is now one place to keep track of all the activity

downtown and stay up to date with the progress made on the Livable Streets program. By going to the City of Raleigh website <http://www.raleigh-nc.org/livablestreets/index.htm>, visitors can keep tabs on the status of downtown projects, view meetings and events calendars, view plans for opening Fayetteville Street and see the entire Livable Streets plan.

THE FIVE IN FIVE GOALS

1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office

and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.